



NEIGHBORHOOD



LIFESTYLE



RECREATION

# PIONEER CROSSINGS

KANSAS CITY, MISSOURI

## PRELIMINARY CONCEPT MASTER PLAN

SEPTEMBER 19, 2024



olsson studio



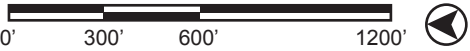
# TABLE OF CONTENTS

|         |                                       |
|---------|---------------------------------------|
| PAGE 1  | COVER SHEET                           |
| PAGE 2  | TABLE OF CONTENTS                     |
| PAGE 3  | AERIAL PLAN WITH BOUNDARY             |
| PAGE 4  | CONCEPT BUBBLE DIAGRAM                |
| PAGE 5  | DRAFT MASTERPLAN                      |
| PAGE 6  | DRAFT MASTERPLAN LAND-USE             |
| PAGE 7  | TRANSPORTATION DIAGRAM                |
| PAGE 8  | UTILITY OVERLAY                       |
| PAGE 9  | PRELIMINARY GRADING                   |
| PAGE 10 | INSPIRATION - COMMERCIAL & RETAIL     |
| PAGE 11 | INSPIRATION - CONFERENCE CENTER HOTEL |
| PAGE 12 | INSPIRATION - MEDICAL OFFICE          |
| PAGE 13 | INSPIRATION - MIXED-USE COMMERCIAL    |
| PAGE 14 | INSPIRATION - SINGLE FAMILY HOUSING   |
| PAGE 15 | INSPIRATION - MULTI-FAMILY HOUSING    |
| PAGE 16 | INSPIRATION - PARKS AND RECREATION    |
| PAGE 17 | INSPIRATION - STREETScape             |
| PAGE 18 | INSPIRATION - MULTI-MODAL TRAILS      |
| PAGE 19 | COST ESTIMATES                        |



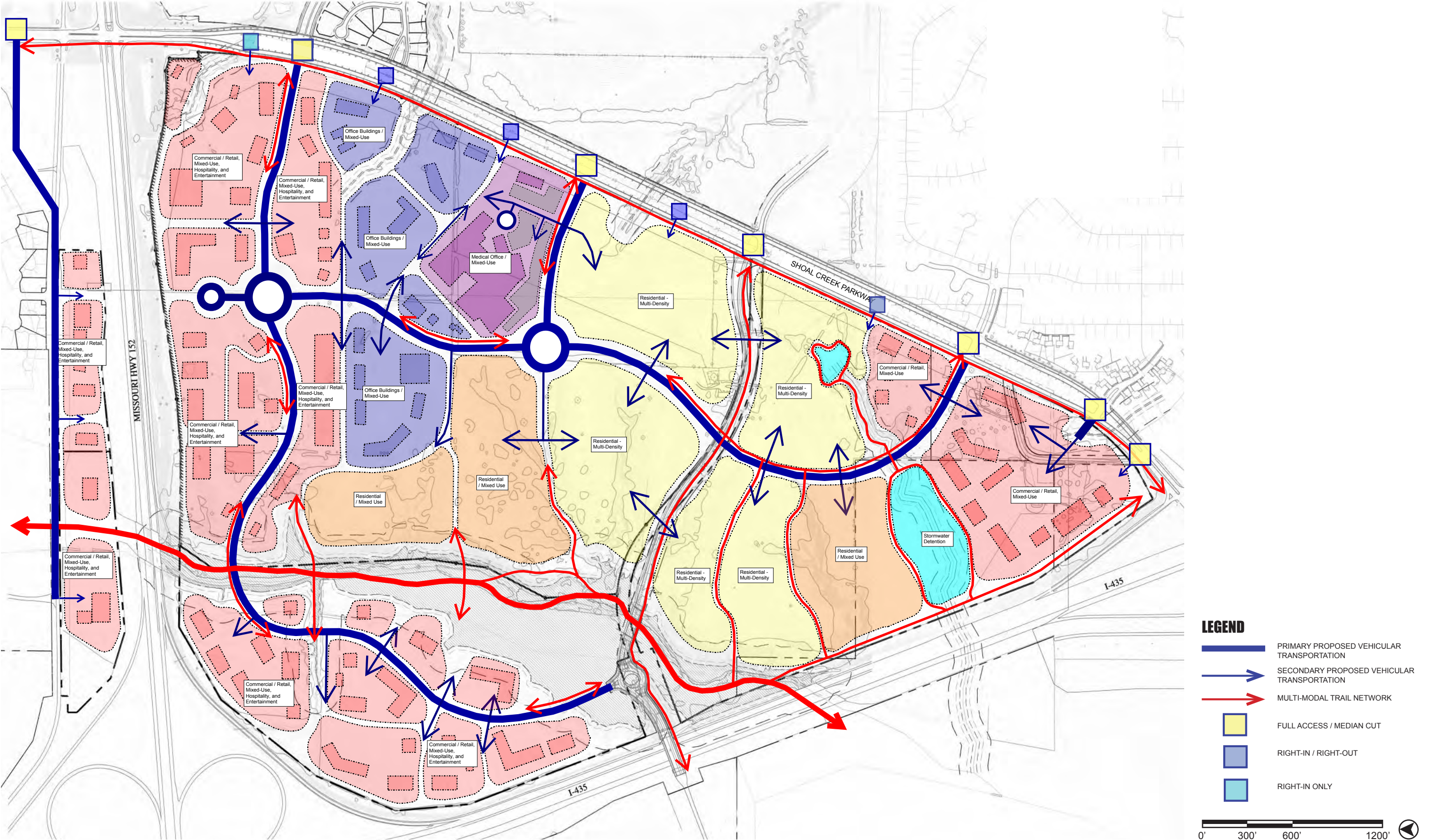


AERIAL WITH BOUNDARY





# CONCEPT BUBBLE DIAGRAM



**LEGEND**

- PRIMARY PROPOSED VEHICULAR TRANSPORTATION
- SECONDARY PROPOSED VEHICULAR TRANSPORTATION
- MULTI-MODAL TRAIL NETWORK
- FULL ACCESS / MEDIAN CUT
- RIGHT-IN / RIGHT-OUT
- RIGHT-IN ONLY





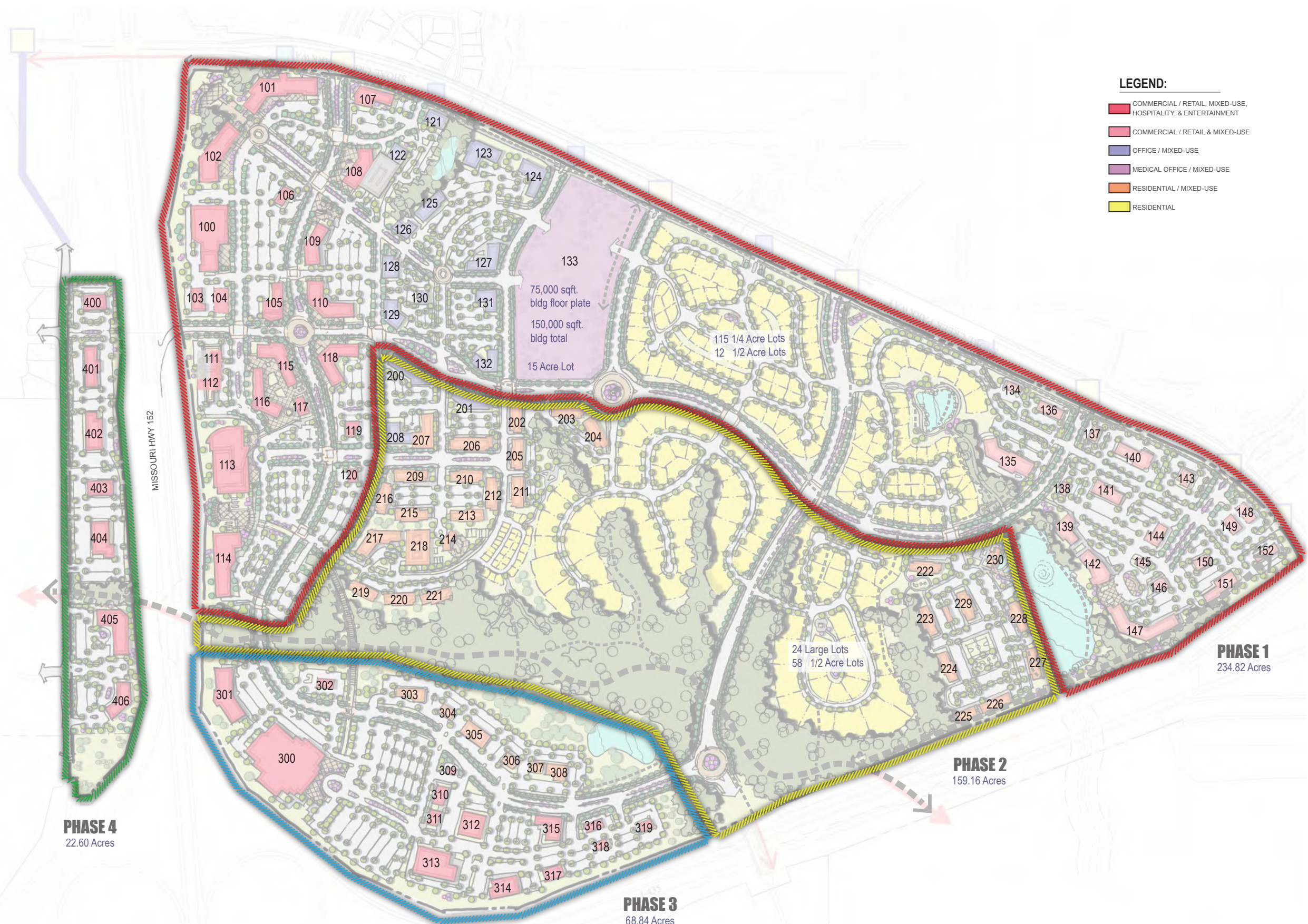


- LEGEND:
- MULTI-MODAL TRAIL NETWORK
  - FULL ACCESS / MEDIAN CUT
  - RIGHT-IN / RIGHT-OUT
  - RIGHT-IN ONLY





DRAFT MASTERPLAN LAND-USE



LEGEND:

- COMMERCIAL / RETAIL, MIXED-USE, HOSPITALITY, & ENTERTAINMENT
- COMMERCIAL / RETAIL & MIXED-USE
- OFFICE / MIXED-USE
- MEDICAL OFFICE / MIXED-USE
- RESIDENTIAL / MIXED-USE
- RESIDENTIAL

PHASE 1  
234.82 Acres

| Building | Ground Floor Sqft. | Floors | Total Sqft. |
|----------|--------------------|--------|-------------|
| 100      | 65,000             | 1      | 65,000      |
| 101      | 48,100             | 3      | 144,300     |
| 102      | 37,100             | 3      | 111,300     |
| 103      | 8,600              | 1      | 8,600       |
| 104      | 10,900             | 1      | 10,900      |
| 105      | 20,100             | 1      | 20,100      |
| 106      | 6,300              | 2      | 12,600      |
| 107      | 20,500             | 3      | 61,500      |
| 108      | 26,600             | 3      | 79,800      |
| 109      | 19,900             | 3      | 59,700      |
| 110      | 31,000             | 4      | 124,000     |
| 111      | 6,100              | 1      | 6,100       |
| 112      | 5,700              | 1      | 5,700       |
| 113      | 65,000             | 1      | 65,000      |
| 114      | 43,300             | 5      | 216,500     |
| 115      | 24,100             | 3      | 72,300      |
| 116      | 24,300             | 3      | 72,900      |
| 117      | 6,600              | 2      | 13,200      |
| 118      | 25,600             | 4      | 102,400     |
| 119      | 4,600              | 1      | 4,600       |
| 120      | 3,100              | 1      | 3,100       |
| 121      | 10,600             | 1      | 10,600      |
| 122      | 8,900              | 2      | 17,800      |
| 123      | 18,800             | 2      | 37,600      |
| 124      | 19,400             | 2      | 38,800      |
| 125      | 13,900             | 1      | 13,900      |
| 126      | 11,400             | 1      | 11,400      |
| 127      | 19,300             | 2      | 38,600      |
| 128      | 8,300              | 1      | 8,300       |
| 129      | 12,200             | 3      | 36,600      |
| 130      | 4,500              | 1      | 4,500       |
| 131      | 9,300              | 2      | 18,600      |
| 132      | 12,000             | 2      | 24,000      |
| 133      | 75,000             | 2      | 150,000     |
| 134      | 3,300              | 1      | 3,300       |
| 135      | 25,100             | 1      | 25,100      |
| 136      | 6,500              | 1      | 6,500       |
| 137      | 4,300              | 1      | 4,300       |
| 138      | 4,100              | 1      | 4,100       |
| 139      | 11,200             | 2      | 22,400      |
| 140      | 14,700             | 1      | 14,700      |
| 141      | 11,000             | 1      | 11,000      |
| 142      | 15,700             | 3      | 47,100      |
| 143      | 6,000              | 1      | 6,000       |
| 144      | 8,600              | 1      | 8,600       |
| 145      | 2,200              | 1      | 2,200       |
| 146      | 4,500              | 1      | 4,500       |
| 147      | 27,600             | 3      | 82,800      |
| 148      | 7,600              | 1      | 7,600       |
| 149      | 7,300              | 1      | 7,300       |
| 150      | 15,000             | 1      | 15,000      |
| 151      | 12,100             | 1      | 12,100      |
| 152      | 5,800              | 1      | 5,800       |
| Total    | 918,700            |        | 1,960,700   |

PHASE 2  
159.16 Acres

| Building | Ground Floor Sqft. | Floors | Total Sqft. |
|----------|--------------------|--------|-------------|
| 200      | 20,100             | 3      | 60,300      |
| 201      | 16,000             | 2      | 32,000      |
| 202      | 9,900              | 4      | 39,600      |
| 203      | 9,900              | 4      | 39,600      |
| 204      | 9,900              | 4      | 39,600      |
| 205      | 9,900              | 4      | 39,600      |
| 206      | 9,900              | 3      | 29,700      |
| 207      | 12,700             | 3      | 38,100      |
| 208      | 11,500             | 2      | 23,000      |
| 209      | 9,900              | 4      | 39,600      |
| 210      | 9,900              | 4      | 39,600      |
| 211      | 9,900              | 4      | 39,600      |
| 212      | 9,900              | 4      | 39,600      |
| 213      | 9,900              | 4      | 39,600      |
| 214      | 2,400              | 1      | 2,400       |
| 215      | 9,900              | 4      | 39,600      |
| 216      | 9,900              | 4      | 39,600      |
| 217      | 18,000             | 4      | 72,000      |
| 218      | 27,400             | 3      | 82,200      |
| 219      | 9,900              | 3      | 29,700      |
| 220      | 9,900              | 3      | 29,700      |
| 221      | 9,900              | 3      | 29,700      |
| 222      | 5,400              | 4      | 21,600      |
| 223      | 9,900              | 4      | 39,600      |
| 224      | 9,900              | 4      | 39,600      |
| 225      | 5,000              | 4      | 20,000      |
| 226      | 9,900              | 4      | 39,600      |
| 227      | 9,900              | 4      | 39,600      |
| 228      | 9,900              | 4      | 39,600      |
| 229      | 9,900              | 4      | 39,600      |
| 230      | 9,900              | 1      | 9,900       |
| Total    | 336,300            |        | 1,153,500   |

PHASE 3  
68.84 Acres

| Building | Ground Floor Sqft. | Floors | Total Sqft. |
|----------|--------------------|--------|-------------|
| 300      | 118,600            | 2      | 237,200     |
| 301      | 8,900              | 2      | 17,800      |
| 302      | 3,800              | 1      | 3,800       |
| 303      | 6,900              | 4      | 27,600      |
| 304      | 6,000              | 4      | 24,000      |
| 305      | 9,500              | 4      | 38,000      |
| 306      | 6,500              | 4      | 26,000      |
| 307      | 5,300              | 3      | 15,900      |
| 308      | 7,600              | 3      | 22,800      |
| 309      | 1,100              | 1      | 1,100       |
| 310      | 6,100              | 1      | 6,100       |
| 311      | 6,200              | 1      | 6,200       |
| 312      | 18,000             | 1      | 18,000      |
| 313      | 37,200             | 1      | 37,200      |
| 314      | 17,400             | 1      | 17,400      |
| 315      | 9,600              | 1      | 9,600       |
| 316      | 6,400              | 1      | 6,400       |
| 317      | 6,600              | 1      | 6,600       |
| 318      | 1,900              | 1      | 1,900       |
| 319      | 2,500              | 1      | 2,500       |
| Total    | 286,100            |        | 526,100     |

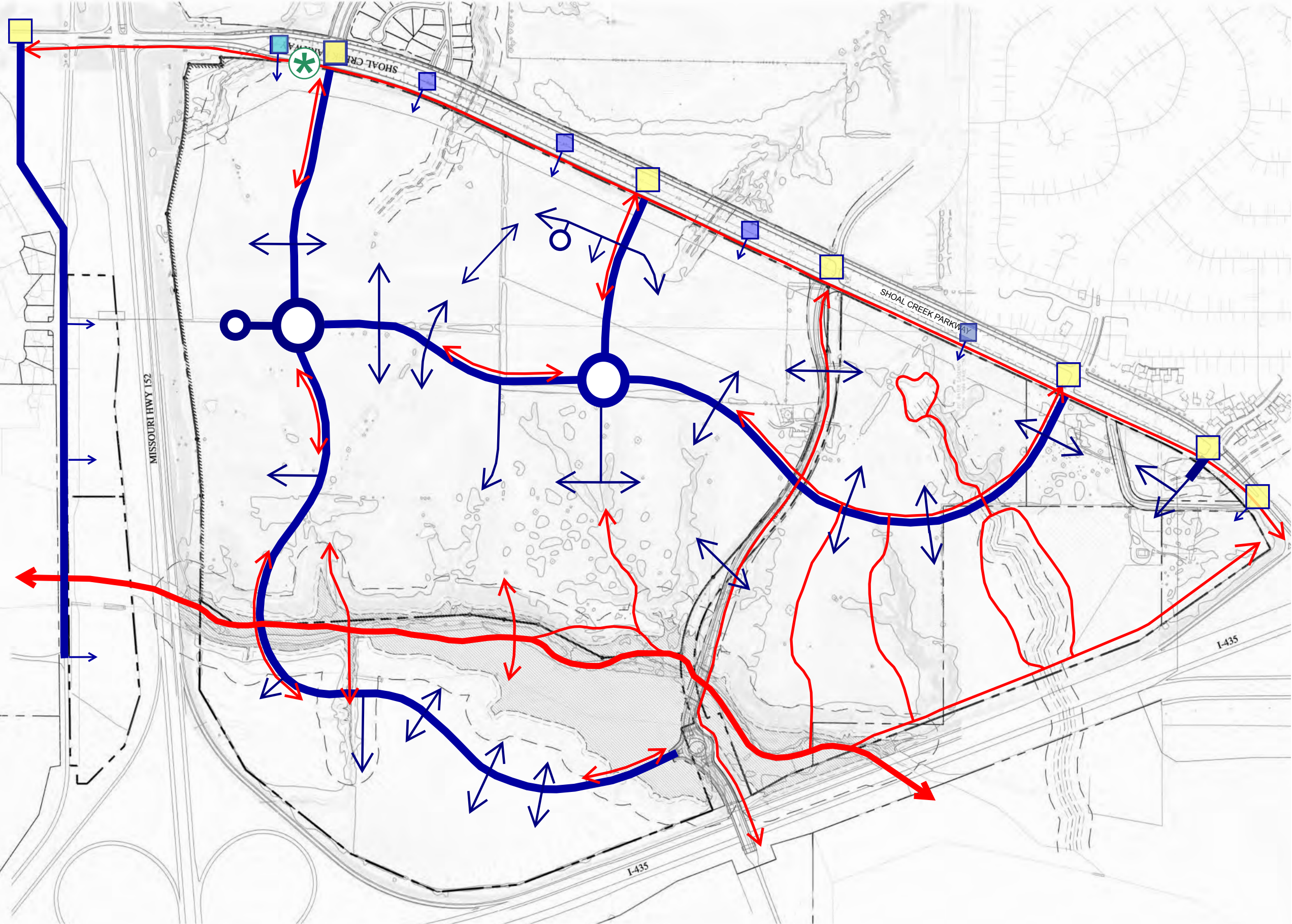
PHASE 4  
22.60 Acres

| Building | Ground Floor Sqft. | Floors | Total Sqft. |
|----------|--------------------|--------|-------------|
| 400      | 8,324              | 2      | 16,648      |
| 401      | 13,666             | 3      | 40,998      |
| 402      | 14,737             | 3      | 44,211      |
| 403      | 10,144             | 3      | 30,432      |
| 404      | 16,716             | 4      | 66,864      |
| 405      | 25,268             | 4      | 101,072     |
| 406      | 13,517             | 3      | 40,551      |
| Total    | 102,372            |        | 340,776     |



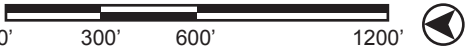


TRANSPORTATION DIAGRAM



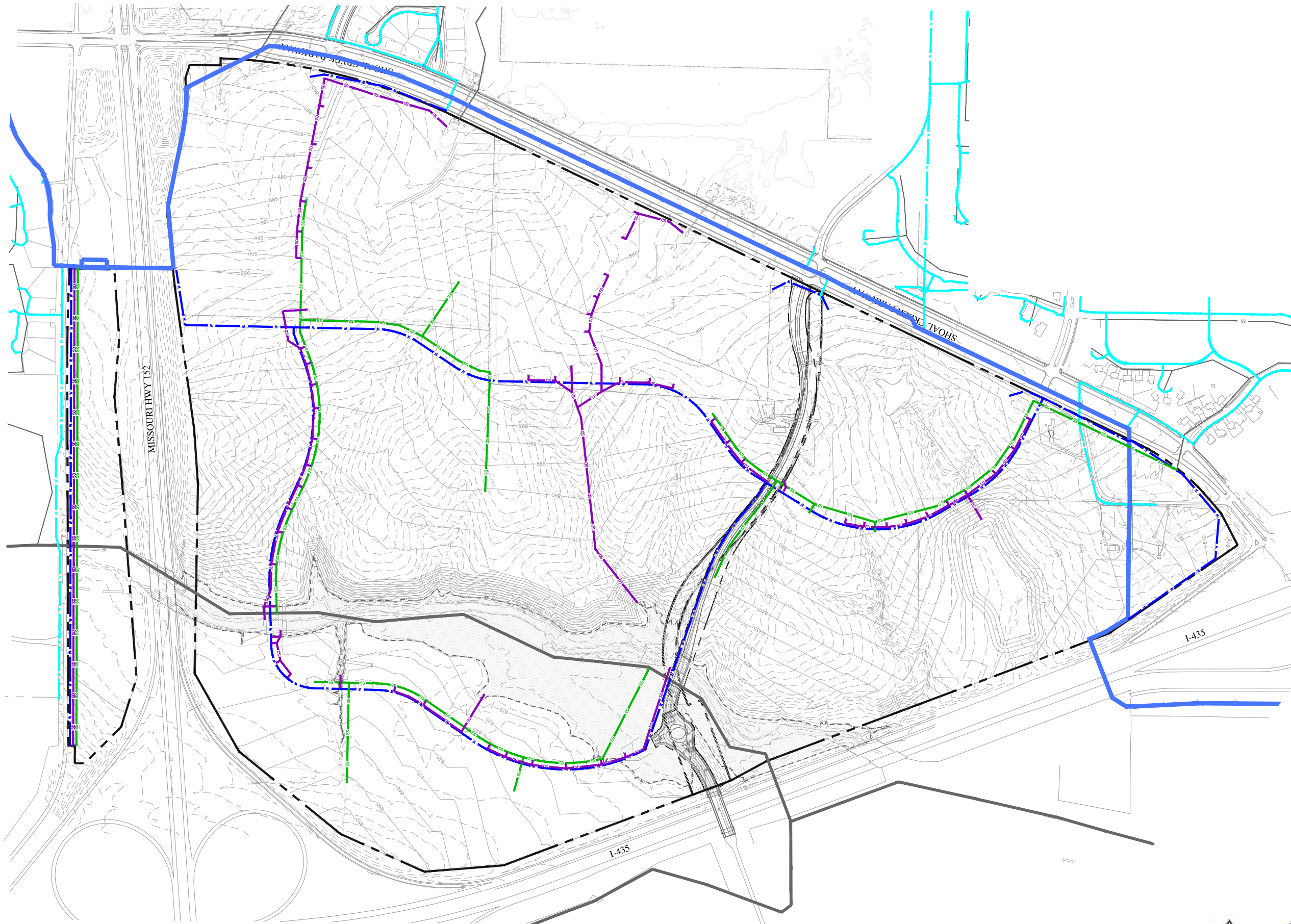
**LEGEND**

- PRIMARY PROPOSED VEHICULAR TRANSPORTATION: 15,800 LF
- MULTI-MODAL TRAIL NETWORK: 31,151 LF
- KCATA BUS / IRIS STOP
- FULL ACCESS / MEDIAN CUT
- RIGHT-IN / RIGHT-OUT
- RIGHT-IN ONLY





## UTILITY OVERLAY



## LEGEND

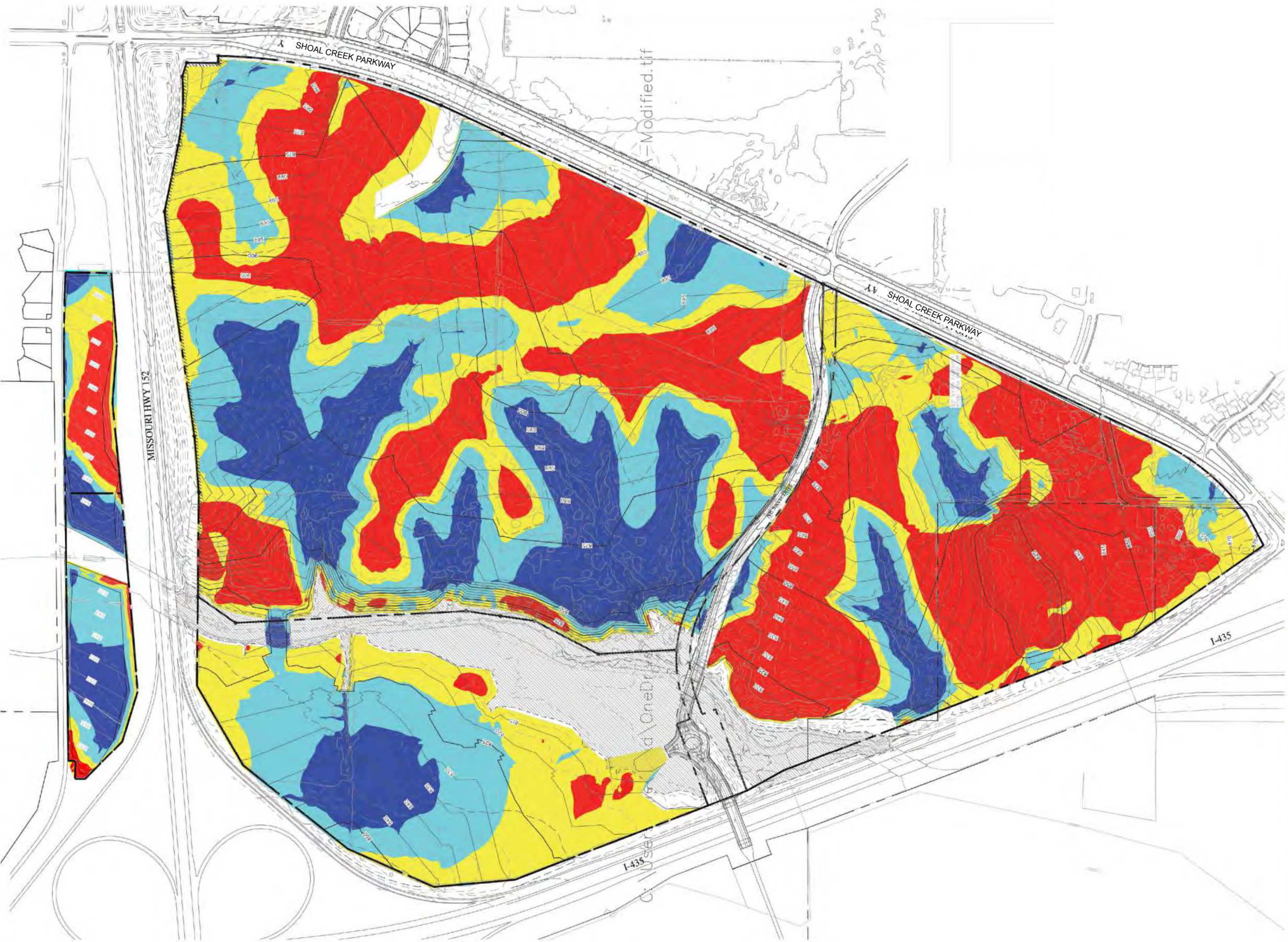
- 
- Legend:
- EXISTING PUBLIC WATER TRANSMISSION LINE
  - EXISTING PUBLIC WATER MAIN
  - EXISTING SANITARY SEWER INTERCEPTOR
  - PROPOSED WATER LINE: 19,750 LF
  - PROPOSED STORMLINE: 17,250 LF
  - PROPOSED SANITARY LINE: 16,000 LF



**olsson studio**



PRELIMINARY GRADING



LEGEND

CUT

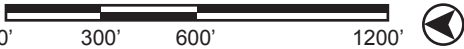


FILL



TOTAL CUT: 3,250,000 Cu. Yd.  
TOTAL FILL: 3,250,000 Cu. Yd.

TOTAL MASS GRADING: 6,500,000 Cu. Yd.





INSPIRATION | COMMERCIAL & RETAIL - POTENTIAL USES



ANCHOR COMMERCIAL / RETAIL



ANCHOR COMMERCIAL / RETAIL



"EAT"ERTAINMENT



LIFESTYLE CENTER



INSPIRATION | CONFERENCE CENTER HOTEL - POTENTIAL USES



URBAN HOTEL & CONFERENCE CENTER



UNIVERSITY HOTEL & CONFERENCE CENTER



DOWNTOWN HOTEL



UNIVERSITY HOTEL & CONFERENCE CENTER





INSPIRATION | MEDICAL OFFICE - POTENTIAL USES



NON-PROFIT HEALTHCARE FREE-STANDING MEDICAL CENTER



MULTI-SPECIALTY FREE-STANDING CLINIC



SPECIALTY FREE-STANDING CLINIC



UNIVERSITY FREE-STANDING FACILITY





# INSPIRATION | MIXED-USE COMMERCIAL - POTENTIAL USES



FENTON MIXED-USE DEVELOPMENT



CAMPUS 244 DEVELOPMENT



THE DISTRICT MIXED-USE DEVELOPMENT



D3I MIXED-USE COMMUNITY



INSPIRATION | SINGLE FAMILY HOUSING - POTENTIAL USES



SINGLE FAMILY DETACHED HOMES



HALF ACRE LOT CUSTOM SINGLE FAMILY HOMES



ACRE LOT SINGLE FAMILY HOMES



CONTEMPORARY SINGLE FAMILY HOMES





# INSPIRATION | MULTI-FAMILY HOUSING- POTENTIAL USES



APARTMENTS



MODERN TOWNHOMES



RESIDENTIAL AMENITY SPACE



MULTI-FAMILY



# INSPIRATION | COMMUNITY OPEN SPACE- POTENTIAL USES



COMMUNITY SPACE



PUBLIC GREEN SPACE



MIST TREE FOUNTAIN



PUBLIC GATHERING PLACE



INSPIRATION | STREETSCAPE - POTENTIAL USES



COMPLETE STREET DESIGN



SIDEWALK OVERHEAD STRING LIGHTING



WALKABLE PLAZA DESIGN



SIDEWALK WITH LANDSCAPE BARRIER





# INSPIRATION | MULTI-MODAL TRAILS - POTENTIAL USES



BIKE AND PEDESTRIAN TRAIL



MULTI-MODAL TRAIL WITH BUS STOP



MIXED-USE DEVELOPMENT TRAIL



DOWNTOWN TRAIL AND PARK SYSTEM

